

MARKET ACTIVITY REPORT

*Housing Market Activity, Supply
Levels & Inventory Trends*

Adam Tabaka



Market Snapshot

Value and Price Changes

	Current	Last Month	Last 3 Months	Last 12 Months	Last 24 Months	Last 36 Months
Median Est. Property Value Last Updated: 9/30/2026	\$511,700	\$516,940 -1.01%	\$519,550 -1.51%	\$499,910 +2.36%	\$485,910 +5.31%	\$458,990 +11.48%
Median Sold Price Last Updated: 9/30/2026	\$484,950	\$490,955 -1.22%	\$525,000 -7.63%	\$500,000 -3.01%	\$470,000 +3.18%	\$431,000 +12.52%
Median List Price Last Updated: 9/30/2026	\$550,000	\$532,450 +3.3%	\$554,990 -0.9%	\$530,000 +3.77%	\$549,949 +0.01%	\$499,950 +10.01%

About this Data: Because some brokerages may choose not to include their MLS listing content within the RPR platform, the analysis contained in this report may not have been created using all the available listing data within this geographical market.

Median estimated property values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The Metrics displayed here reflect **All Residential Single Family, Condo, Townhouse and Apartment properties** data.

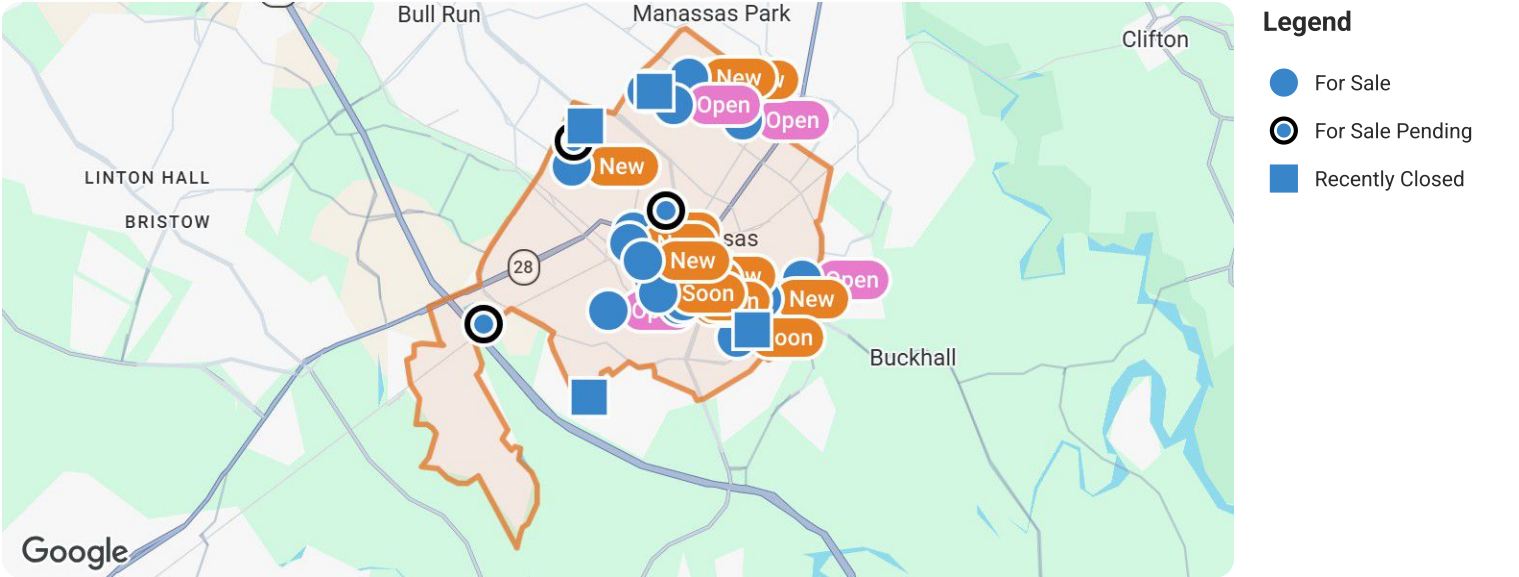
Market Activity

Market Activity Filters

- Sort Order: Date
- Maximum Properties Per Change Type: 20
- Change Types: New Listings, Price Change, Pending, Closed
- Property Types: Single Family, Condo/Townhouse/Apt
- Property Features: Sale Price: Any, Lease Price: Any, Beds: Any, Baths: Any, Living Area: Any, Lot Size (acre): Any, Year Built: Any

Summary

For Sale Activity in the Last Week



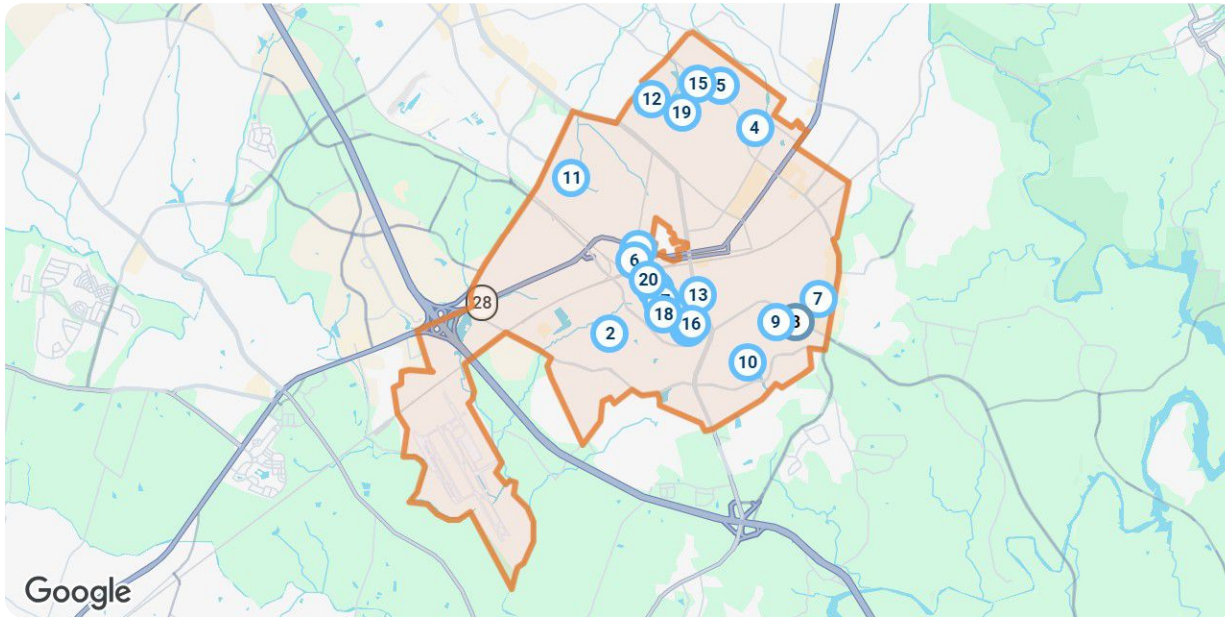
	New	Pending	Closed
Number of Properties	9	4	6
Lowest Listing Price / Est.Value	\$329,999	\$520,000	\$460,000
Median Listing Price / Est.Value	\$590,000	\$582,450	\$493,300
Highest Listing Price / Est.Value	\$729,999	\$695,000	\$612,000
Average Price / sqft	\$254	\$211	\$305
Median Price / sqft	\$252	\$195	\$293
Average Days in RPR	4	3	47
Median Days in RPR	4	3	40
Total Volume	\$5,335,948	\$2,379,900	\$3,038,600
Source	Listings	Listings	Public Records & Listings



Market Activity Breakdown

New

Source: Listings



Legend

Active For Sale

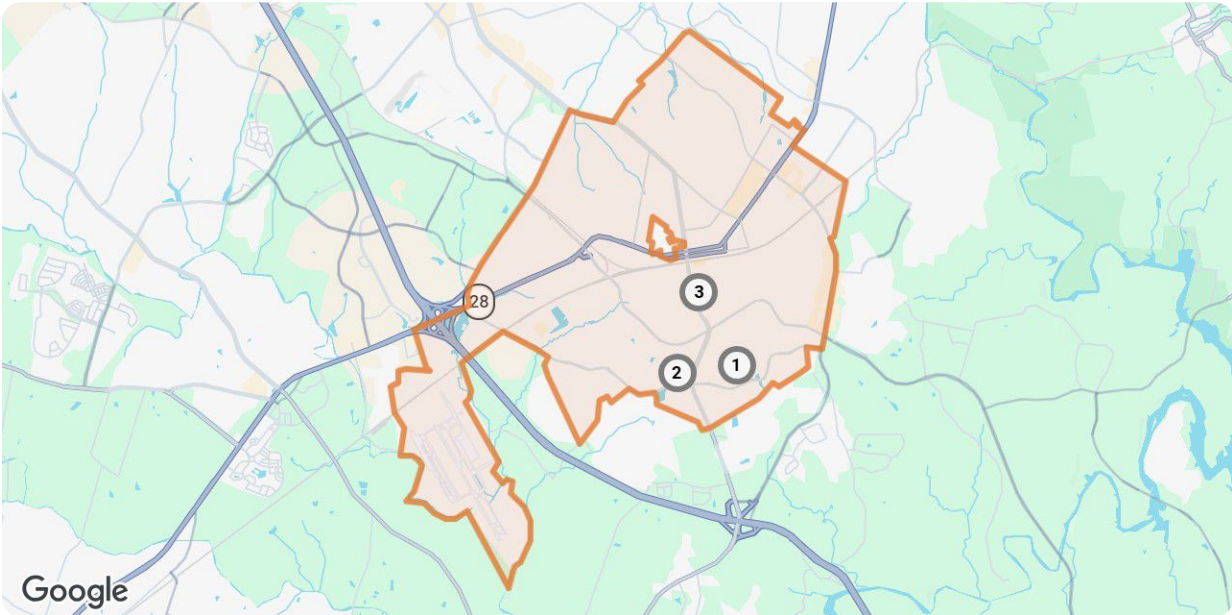
New: 9 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft	
1		9826 Buckner Rd Manassas, VA 20110 MLS ID: VAMN2012090 ● Active / For Sale	Condo/Townhouse/Apt.	3/3	1,188	3,664 sqft	1970	10/16/2026 2 days	\$329,999 \$278/sq ft
Listing Courtesy of Samson Properties									
2		8601 Weems Rd Manassas, VA 20110 MLS ID: VAMN2012114 ● Active / For Sale	Single Family	4/3	2,116	10,173 sqft	1976	10/16/2026 2 days	\$590,000 \$279/sq ft
Listing Courtesy of LPT Realty, LLC									
3		10404 Abbott Ct Manassas, VA 20110 MLS ID: VAMN2011954 ● Active / For Sale	Single Family	4/4	3,601	0.36 acres	1988	10/14/2026 4 days	\$597,150 \$166/sq ft
Listing Courtesy of Keller Williams Realty/Lee Beaver & Assoc.									
4		8883 Cherry St Manassas, VA 20110 MLS ID: VAMN2012102 ● Active / For Sale	Condo/Townhouse/Apt.	3/4	2,340	1,306 sqft	2014	10/14/2026 4 days	\$589,900 \$252/sq ft
Listing Courtesy of RE/MAX Real Estate Connections									
5		9229 Portner Ave Manassas, VA 20110 MLS ID: VAMN2012044 ● Active / For Sale	Single Family	3/2	1,632	2,100 sqft	1910	10/14/2026 4 days	\$575,000 \$352/sq ft
Listing Courtesy of Keller Williams Realty									



New: 9 properties			Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft
6		9705 Zimbro Ave Manassas, VA 20110 MLS ID: VAMN2012116	Single Family	5/4	3,734	10,018 sqft	1985	10/14/2026 4 days	\$729,999 \$196/sq ft
	● Active / For Sale								
	Listing Courtesy of Westgate Realty Group, Inc.								
7		10226 Ginny Way Manassas, VA 20110 MLS ID: VAMN2012096	Single Family	5/3	2,846	0.25 acres	1982	10/13/2026 5 days	\$589,900 \$207/sq ft
	● Active / For Sale								
	Listing Courtesy of Impact Real Estate, LLC								
8		8900 Wilson Ave Manassas, VA 20110 MLS ID: VAMN2012108	Single Family	4/2	1,950	0.46 acres	1970	10/13/2026 5 days	\$639,000 \$328/sq ft
	● Active / For Sale								
	Listing Courtesy of AMPLUS REALTY, LLC.								
9		9632 Branchview Ln Manassas, VA 20110 MLS ID: VAMN2012104	Single Family	4/3	3,016	10,018 sqft	1979	10/12/2026 6 days	\$695,000 \$230/sq ft
	● Active / For Sale								
	Listing Courtesy of Properties on the Potomac, INC								

Pending

Source: Listings



Legend

● Pending

Pending: 4 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date	List Price / \$ Per Sq Ft	Pending Date / Days in RPR	
1		9291 Bayberry Ave Manassas, VA 20110 MLS ID: VAMN2011836	Single Family	4/4	3,160	0.31 acres 1980	10/15/2026	\$545,000 \$172/sq ft	10/17/2026 2 days
	 Pending / For Sale								
	Listing Courtesy of Long & Foster Real Estate, Inc.								

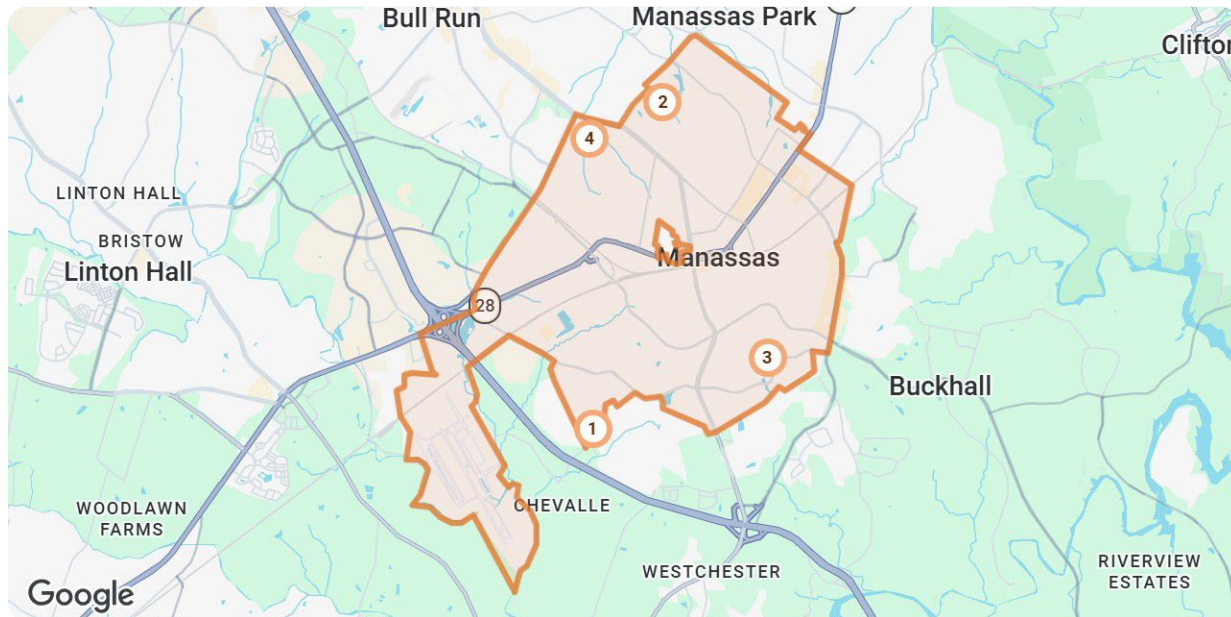
Manassas, Virginia



Pending: 4 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date	List Price / \$ Per Sq Ft	Pending Date / Days in RPR
2	 10137 Grist Mill Ct Manassas, VA 20110 MLS ID: VAMN2012084 Pending / For Sale Listing Courtesy of Coldwell Banker Realty	Single Family	3/2	2,496	10,000 sqft 1984	10/9/2026	\$520,000 \$208/sq ft	10/12/2026 3 days
3	 8807 Quarry Rd Manassas, VA 20110 MLS ID: VAMN2011886 Pending / For Sale Listing Courtesy of Samson Properties	Single Family	4/2	2,476	0.3 acres 1914	10/8/2026	\$695,000 \$281/sq ft	10/12/2026 4 days
4	 9383 Cloudberry Way Manassas, VA 20110 MLS ID: VAMN2012056 Pending / For Sale Listing Courtesy of Samson Properties	Single Family	4/3	3,430	7,840 sqft 1991	10/9/2026	\$619,900 \$181/sq ft	10/11/2026 2 days

Closed

Source: Public Records and Listings



Legend

● Closed

Closed: 6 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / \$ Per Sq Ft	List to Sold Price %	
1		10273 Nantucket Ct Manassas, VA 20110 MLS ID: VAMN2011814	Single Family	3/3	2,144	5,200 sqft 1986	10/16/2026 21 days	\$515,000 \$240/sq ft	2.83%
	Closed / For Sale								
Courtesy of Keller Williams Realty/Lee Beaver & Assoc.									
2		10251 Magnolia Grove Dr Manassas, VA 20110 MLS ID: VAMN2011730	Condo/Townhouse/Apt.	4/3	1,320	1,600 sqft 1997	10/15/2026 13 days	\$472,000 \$358/sq ft	0.63%
	Closed / For Sale								
Courtesy of RE/MAX Gateway									

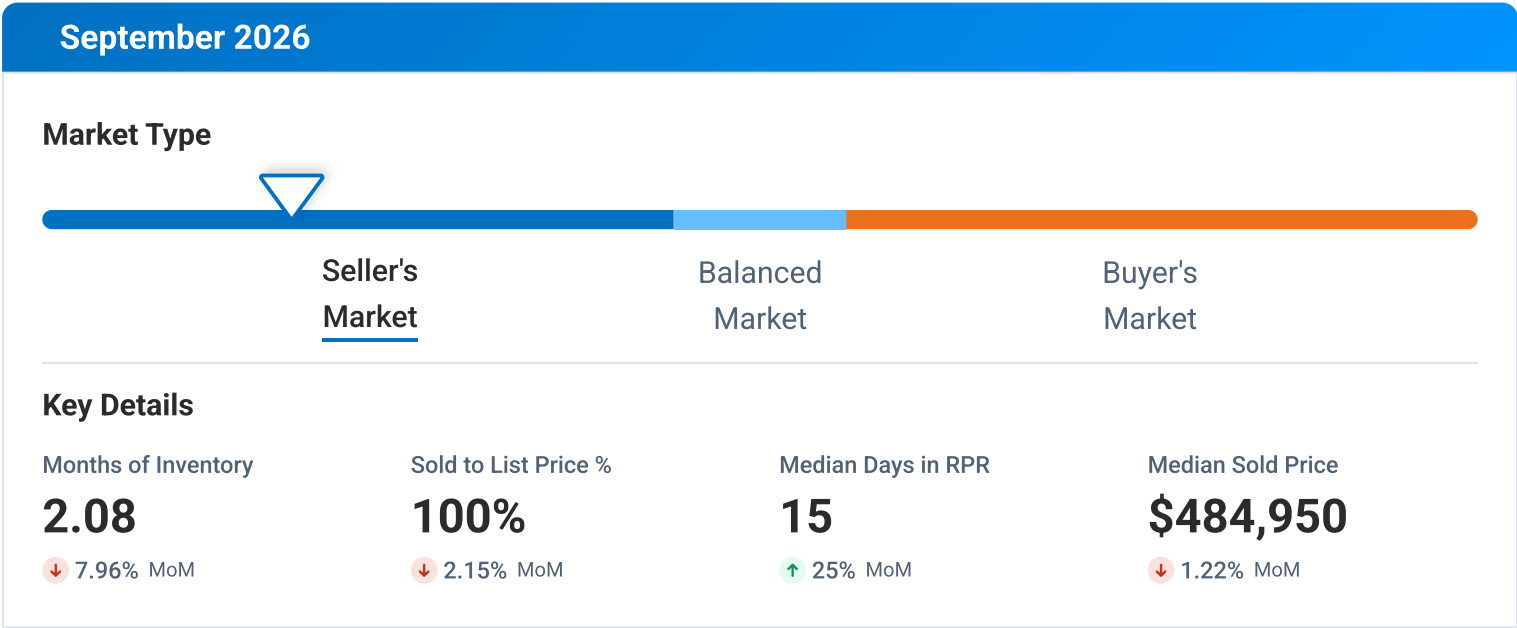


Closed: 6 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / \$ Per Sq Ft	List to Sold Price %
3	 9118 Verbena Ct Manassas, VA 20110 MLS ID: VAMN2011224 Closed / For Sale Courtesy of Berkshire Hathaway HomeServices PenFed Realty	Condo/Townhouse/Apt.	3/3	1,826	2,200 sqft 1992	10/15/2026 60 days	\$460,000 \$252/sq ft	↓ 1.08%
4	 8512 Artillery Rd Manassas, VA 20110 MLS ID: VAMN2011324 Closed / For Sale Courtesy of Oasys Realty	Single Family	5/3	1,540	10,601 sqft 1969	10/14/2026 58 days	\$514,600 \$334/sq ft	↑ 1.5%
5	 9618 Clover Hill Rd Manassas, VA 20110 MLS ID: VAMN2010812 Closed / For Sale Courtesy of Apex Home Realty	Single Family	4/5	2,522	0.32 acres 1988	10/14/2026 125 days	\$612,000 \$243/sq ft	↓ 1.29%
6	 9043 Coriander Cir Manassas, VA 20110 MLS ID: VAMN2011692 Closed / For Sale Courtesy of Move4Free Realty, LLC	Condo/Townhouse/Apt.	3/3	1,152	2,178 sqft 1997	10/14/2026 6 days	\$465,000 \$404/sq ft	↓ 2.11%

Market Trends

Market Trends for Manassas, Virginia

Single Family + Condo/Townhouse/Apt.



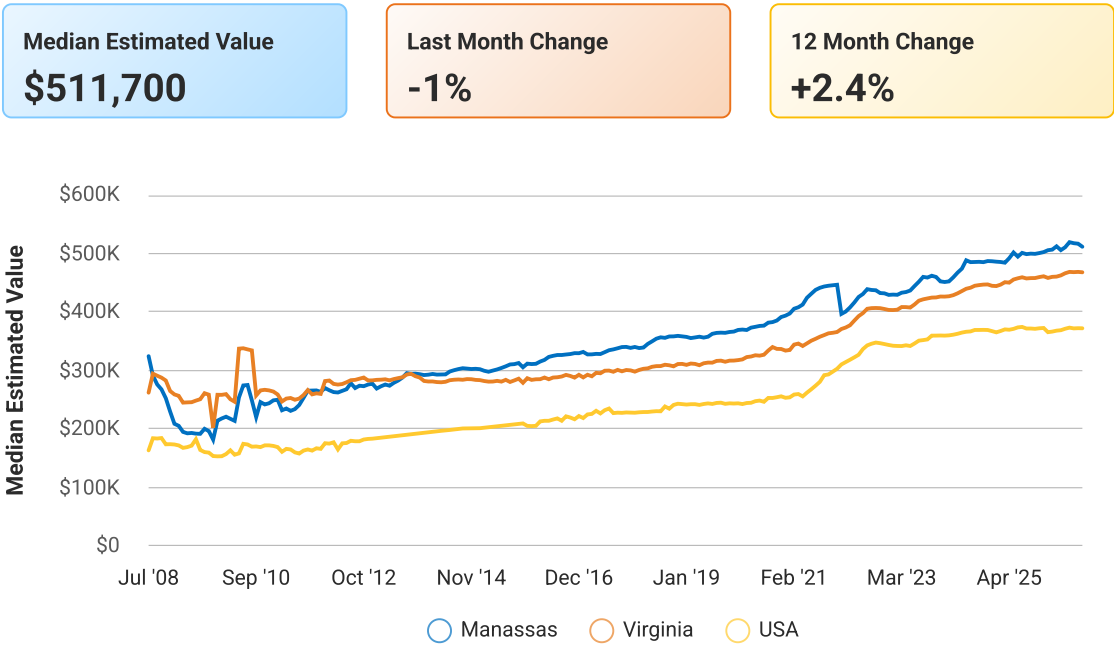
September 2026 Median Estimated Property Value

Single Family + Condo/Townhouse/Apt.

This graphic displays property estimates for a market area and a subject property, where one has been selected. Estimated property values are generated by a valuation model and are not formal appraisals.

Source: Public records, and MLS sources where licensed

Update Frequency: Monthly



September 2026 Active Listings

Manassas, Virginia

Single Family + Condo/Townhouse/Apt.

This graphic summarizes key statistics for properties that were in an active status on the last day of each month. RPR uses list date and a derived pending date to determine if the listing was active on the last day of the month. An end-of-month snapshot of active listings helps to understand inventory levels, price points and duration on the market.

Source: Listing sources

Update Frequency: Monthly



September 2026 Sold Listings

Manassas, Virginia

Single Family + Condo/Townhouse/Apt.

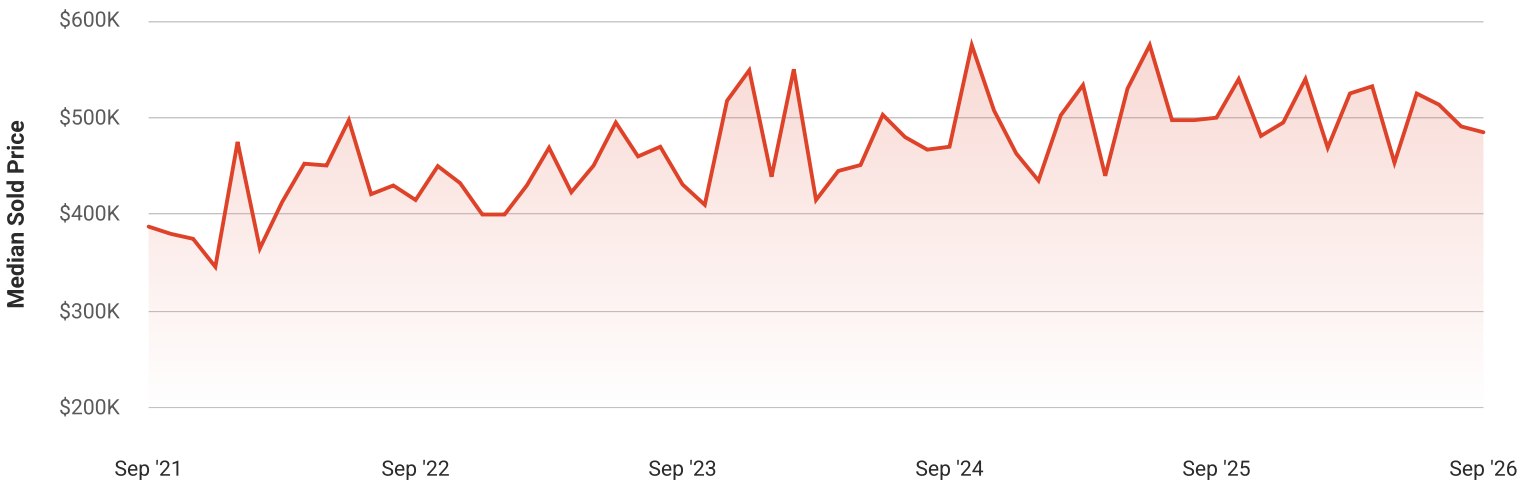
This graphic summarizes key statistics for properties that sold each month. RPR uses a derived sold date to determine when a property moved into a sold status within the given month. These statistics are important for understanding the price points on sold properties as well as the difference between the list price and sold price, which reveals whether buyers are paying over or under the asking price.

Source: Listing sources

Update Frequency: Monthly

Median Sold Price - \$484,950

↓ 1.2% Month over Month



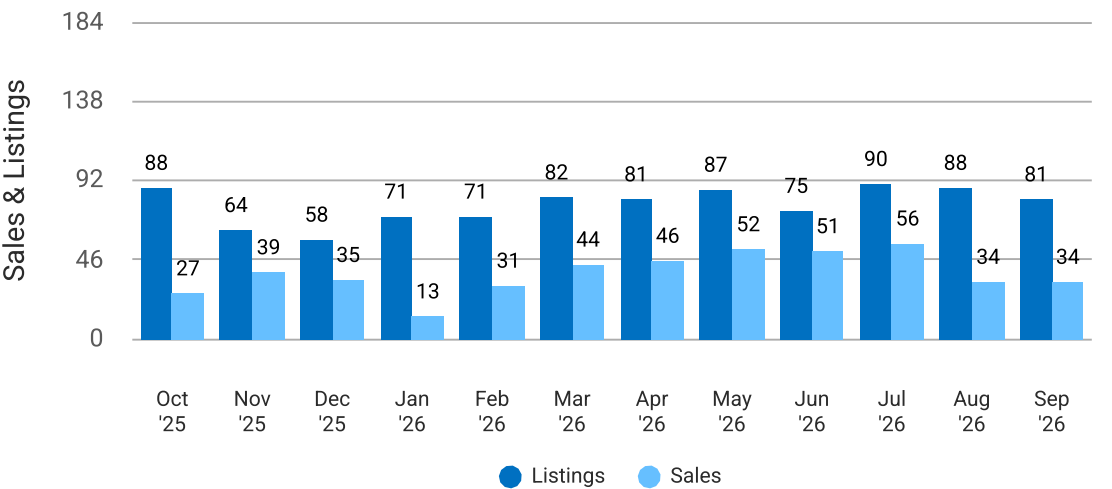
Total Sales and Active Listings in Manassas, Virginia

Single Family + Condo/Townhouse/Apt.

This graph compares the number of sales with the number of active listings in the local market.

Source: MLS data where licensed

Update Frequency: Monthly



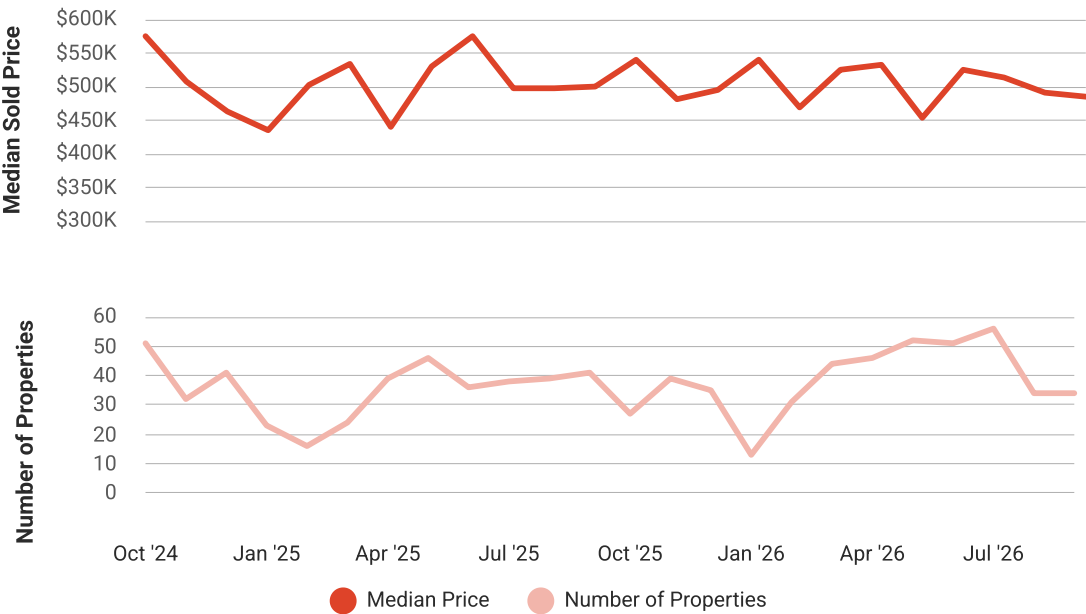
Median Sold Price vs Sold Listings in Manassas, Virginia

Single Family + Condo/Townhouse/Apt.

This chart compares the trend of median sold price and number of sold listings for the given location.

Source: Listing Data

Update Frequency: Monthly



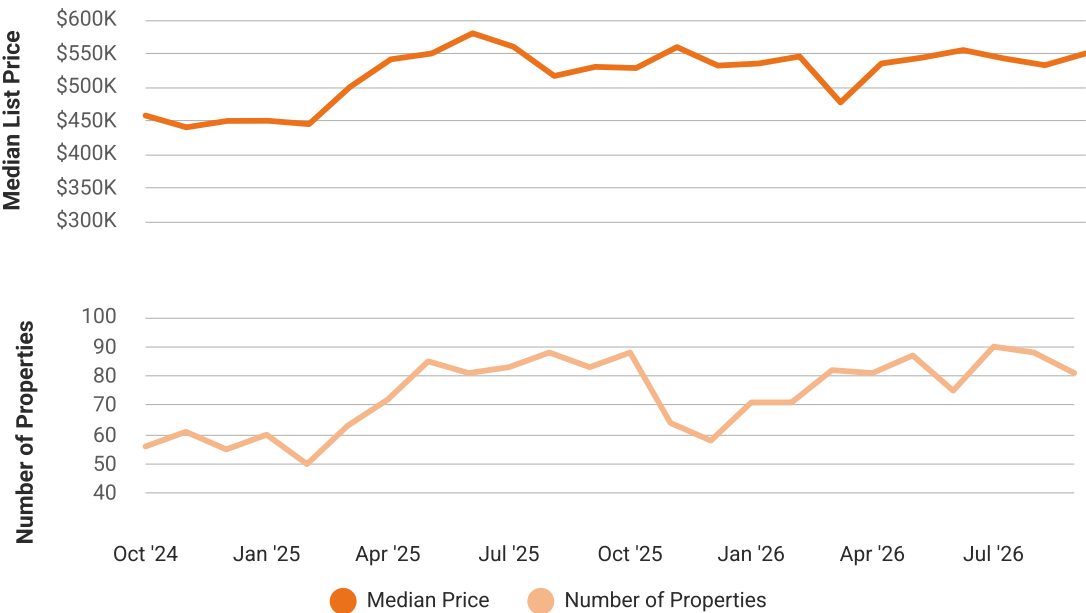
Median List Price vs Active Listings in Manassas, Virginia

Single Family + Condo/Townhouse/Apt.

This chart compares the trend of median list price and number of active properties for the given location.

Source: Listing Data

Update Frequency: Monthly





About RPR

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- RPR's data sources range from MLSs and county-level tax and assessment offices, to the U.S. Census and FEMA, to specialty data set providers such as Esri (consumer data), Niche (school information) and Precisely (geographic boundaries).

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